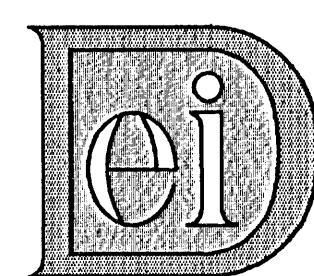
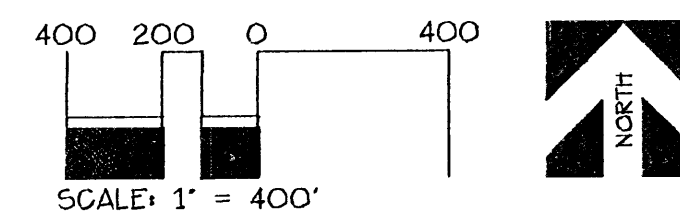


SEC. 1, TWP. 2, R. 8
SEC. 6, TWP. 2, R. 7



Dunavant Development Co.
A DIVISION OF
Dunavant Enterprises, Inc.
3797 NEW GETWELL ROAD • P.O. BOX 443 • MEMPHIS, TENNESSEE 38101-0443

Preliminary Site Plan

PLUM POINT VILLAGES PLANNED DEVELOPMENT Southaven, Mississippi

PREPARED BY:
ETI CORPORATION • ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE
DATE: 9/23/94
ETI JOB No.: 94021-02
SHEET 1 OF 2

PLUM POINT PLANNED DEVELOPMENT
Proposed Conditions
August 1, 1994

I. Uses Permitted

- A. Area A — Any use permitted in the R-3 Multiple Family Residential District except that all dwelling units shall be single family detached. Churches shall also be a permitted use if located as indicated on the Preliminary Site Plan, otherwise they shall be conditional uses. Other uses permitted as conditional uses in the R-3 District shall also be permitted as conditional uses.
- B. Area B — Any use permitted in the R-3 Multiple Family Residential District shall be permitted, and conditional uses permitted in the R-3 District shall be permitted as conditional uses.
- C. Areas C and D — Any use permitted in the R-4 Multiple Family Residential District, and conditional uses permitted in the R-3 District shall be permitted as conditional uses.
- D. Area E — A park, recreation area or fields, and similar facilities.
- E. Area F and G — Any use permitted in the O Office District and C-1 Neighborhood Commercial District including the following additional uses:
1. Automated car wash
 2. Churches
 3. Gas pumps as an accessory use to a convenience store
 4. Photofinishing
 5. Clinics and emergency medical facilities
 6. Health clubs/gymnasium
 7. Repair and service shops for servicing of bicycles, electrical, radio, television, small appliances, keys and similar articles
- F. Areas H and I — Any use permitted in the C-3 General Commercial District including the following additional uses:
1. Movie theaters except drive-in theaters
 2. Cleaning establishments
 3. Churches
 4. Gas pumps as an accessory use to a convenience store
 5. Hospitals (except east of Airways Boulevard)
 6. Clinics, emergency medical facilities
 7. Lounges, bars, taverns, liquor stores, and similar establishments (excluding adult entertainment)
 8. Automated car wash
 9. Health clubs/gymnasium
 10. Outdoor amusement center (except east of Airways Boulevard)
- G. Area J — Any use permitted in the M-1 Light Industrial District.

II. Bulk Regulations

- A. Area A — Maximum of eight (8) dwelling units per acre
- B. Area A — Minimum lot size of 4900 square feet
- C. Area A — Minimum front yard setback of 20 feet
- D. Area B — Maximum of eight (8) dwelling units per acre
- E. Area C — Maximum of twelve (12) dwelling units per acre
- F. Area D — Maximum of fifteen (15) dwelling units per acre

III. Landscaping and Screening

- A. Area H — A minimum 100 foot wide greenbelt shall be provided between the C-3 Commercial area and the centerline of the stream along the eastern property line where commercial is adjacent to residential zoning or development.
- B. Existing trees shall be preserved within the 100 foot wide greenbelt and supplemented where necessary to provide a visual screen between the commercial area and adjacent residential properties.
- C. Plate D, increased to 25 feet in width, shall be provided between industrial, commercial or office uses and existing and proposed residential areas except as provided in Condition A above.

- D. Plate D, increased to 25 feet in width, shall be provided across the MP&L property separating the planned development from the adjacent park area, subject to the approval of MP&L.

IV. Access and Circulation

- A. Airways Boulevard shall be dedicated 53 feet from centerline and improved in accordance with the Subdivision Regulations.
- B. Church Road shall be dedicated 53 feet from centerline with improvements west of I-55 provided by DeSoto County and partial improvements east of I-55 provided by DeSoto County with remaining improvements provided in accordance with the Subdivision Regulations.
- C. Nail Road shall be dedicated 53 feet from centerline and improved in accordance with the Subdivision Regulations.
- D. Plum Point Boulevard shall be dedicated 34 feet from centerline and improved in accordance with the Subdivision Regulations.
- E. Internal collector streets on the west side of Interstate 55 shall be dedicated 34 feet from centerline and improved in accordance with the Subdivision Regulations and the location of which shall be in general accordance with the Master Development Plan.
- F. A maximum of four (4) private curb cuts shall be provided to Church Road for Area I.
- G. A maximum of four (4) private curb cuts shall be provided to Church Road for Area F.
- H. A maximum of three (3) private curb cuts shall be provided to Church Road for Area H.
- I. Alleys shall be permitted in Area B.
- J. A maximum of 180 dwelling units or lots may be constructed in Phase II with their only access through Plum Point Avenue. Any additional dwelling units or lots that would have their only access through Plum Point Avenue, shall not be constructed until Airways Boulevard is constructed with a minimum of two lanes in width to either Church Road or Nail Road. No commercial or office lots may be developed without direct access to Church Road or Nail Road, or with access to Airways Boulevard via Church or Nail Road.
- K. All construction traffic for Phase II, other than for development of 180 dwelling units or institutional uses which can have access to Plum Point Avenue, shall have access to Church or Nail Road via Airways Boulevard.
- L. A private drive or public street shall be required from area "D" to the internal collector street on the west side of Interstate 55.
- V. Signage — Signs shall be in conformance with the appropriate district regulations.
- VI. Development shall be in general accordance with the Master Development Plan. Modifications to bulk, access and circulation, landscaping, signage, and other design considerations may be approved by the Planning Commission.
- VII. Application for amendments (other than modifications permitted in Condition VI. above) to the Planned Unit Development (PUD) may be made by the developer without the consent of other property owners within the PUD. However, all property owners within the required notification of the proposed change shall be notified in accordance with normal rezoning procedures.

Owner's Certificate

I, Pete Aviotti, authorized representative of Dunavant Enterprises Inc., owner of this property, Plum Point Villages, hereby adopt this plan of development shown hereon for the public use forever. I do hereby certify that Dunavant Enterprises Inc. is the owner in fee simple of the property and that said property is not encumbered by any taxes that have become due and payable, this 23 day of Sept., 1994.

Pete Aviotti Jr.
Title: Vice-President
Dunavant Enterprises, Inc.

STATE OF Tennessee
COUNTY OF Shelby

This day personally appeared before me, the undersigned authority in and for the state and county aforesaid, the within named Pete Aviotti, who acknowledged as Vice-President, for and on behalf of Dunavant Enterprises Inc., he signed and delivered the above and foregoing instrument on the day and year therein mentioned and for the purposes therein expressed, being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 23 day of Sept., 1994.

Elizabeth Ann Sovey
NOTARY PUBLIC

My Commission expires:

MY COMMISSION EXPIRES SEPT 17, 1995

Approved by the Southaven Planning Commission this the 29th day of Aug., 1994.

ATTEST:

John D. Sordus
Secretary

[Signature]
Chairman

Approved by the Mayor and Board of Alderman of Southaven, Mississippi, this 20th day of Sept., 1994.

ATTEST: (SEAL)

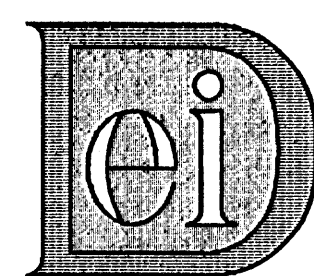
Marlene Sprinkle
City Clerk

J. A. Cates
Mayor

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 4:12 o'clock P.M., on the 27th day of September, 1994, and was immediately entered upon the proper Indexes and duly recorded in Plat Book 41 on Page 42.

W. E. Davis Chancery Clerk
Chancery Court Clerk W. E. Davis

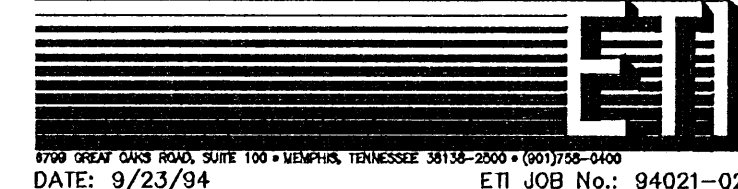


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SHEET 2 OF 2